



GRASSROOTS
REALTY GROUP

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**217 Silverado Plains Close SW
Calgary, Alberta**

MLS # A2196097



\$535,000

Division:	Silverado		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,304 sq.ft.	Age:	2007 (18 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Parking Pad		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane, Standard Shaped Lot		

Heating:	Forced Air
Floors:	Carpet, Linoleum
Roof:	Asphalt Shingle
Basement:	Finished, Full
Exterior:	Shingle Siding, Vinyl Siding, Wood Frame
Foundation:	Poured Concrete
Features:	Kitchen Island, Laminate Counters, Pantry

Water:	-
Sewer:	-
Condo Fee:	-
LLD:	-
Zoning:	R-G
Utilities:	-

Inclusions: N/A

Welcome to this bright and inviting 4-bedroom, 3.5-bathroom home nestled in the highly sought-after community of Silverado. This home offers a perfect blend of comfort and functionality, making it an ideal starter home or a great choice for families. The main floor boasts an open-concept design, seamlessly connecting the living room, kitchen, and dining area. The space has plenty of natural light, creating a warm and welcoming atmosphere. The kitchen features ample storage, and a central island, perfect for family gatherings and entertaining. The dining area opens directly to the backyard patio, extending your living space outdoors in the summer. Upstairs, the primary suite has its own ensuite bathroom, offering a private and peaceful escape. Three additional bedrooms provide plenty of space for family members, guests, or a home office. The 3.5 bathrooms throughout the home ensure convenience for all. Outside, the backyard is ready for your personal touch, with a parking pad in the back and additional street parking available out front. Silverado is known for its family-friendly atmosphere, with parks, playgrounds, and schools just a short stroll away. You'll also enjoy easy access to local amenities, shopping, dining, and recreational opportunities. This property is a judicial listing, offering a unique opportunity in this vibrant community. Don't miss out on the chance to make it your own!